

BREWSTER'S LOCAL COMPREHENSIVE PLAN

Public Hearing Presentation
October 12, 2022

Select Board

Planning Board

Vision Planning Committee





WHAT IS A LOCAL COMPREHENSIVE PLAN (LCP)?

- Describes how Brewster looks today and where we want to go in the future
- Creates direction to help guide Town decisions particularly those related to land use
- Not a law or regulation; doesn't create a mandate or requirements
- Serves as a comprehensive land use plan under state planning law
- Prepared with guidance from the Cape Cod Commission, adapted to Brewster's needs



HOW WAS BREWSTER'S LCP PREPARED?

- Vision Plan and its 8 Building Blocks serves as framework
- Climate Mitigation and Adaptation and Solid Waste added as new Building Blocks
- Land use-related actions in Vision Plan basis for *Next Steps public* survey (February 2022)
- Vision Plan summary papers updated
- Action Plan formulated and reviewed by Town departments
- Draft LCP put out for public review



PUBLIC INVOLVEMENT IN THE LCP PROCESS

- Vision Plan process (workshops & survey)
- *Next Steps* survey – agreement with possible actions (over 2,300 participated)
- Draft Action Plan reviewed by Town departments and community organizations with implementation roles
- Action Plan and LCP overview made available for public comments (3 week period)
- Draft LCP made available for public review 3 weeks before public hearing
- At each step, VPC reviewed comments and made revisions
- Will be presented to Town Meeting for approval

LCP Building Blocks

- Community Character
- Open Space
- Housing
- Local Economy
- Coastal Management
- Water Resources
- Governance
- Community Infrastructure
- Solid Waste Management
- Climate Mitigation and Adaptation

LCP Sections

1. Brewster's Vision
2. Community Engagement
3. Building Blocks-Existing Conditions and Issues
4. The Action Plan – by Building Block
5. Capital Facilities Plan
6. 2022 Housing Production Plan Update-Summary
7. Implementation and Performance Monitoring
8. Supporting Town Plans and Policies

Brewster's Vision Statement

- Statement of Town values
- Vision Plan vision statement serves as foundation
- Re-shaped by recent events and trends
- Commitment to address climate change

Building Blocks – Existing Conditions & Issues

- Overview of existing conditions for each Building Block
- Summary papers from Vision Plan (2017) updated
- New summary papers for Climate Mitigation & Adaptation and Solid Waste Management prepared
- Summaries provide background, recent actions by the Town, and key issues moving forward

The Action Plan

- Lays out Building Block goals, purposes, and actions to achieve the community's vision
- Based on:
 - Goals updated from the Vision Plan
 - Results from the *Next Steps* survey
 - Actions from the Vision Plan not yet implemented
 - Recommendations from stakeholders on current needs
 - Recommendations from summary papers
- Building Blocks complement and reinforce each other
- Reviewed by Town staff and local organizations responsible for implementation to ensure feasibility

Capital Facilities Planning

- Identifies capital investment requirements of LCP
- Aligns LCP actions with Town's capital planning
- Ensures capital requirements of LCP are addressed
- Aligns with Town's Capital Improvement Plan and annual strategic planning
- Includes inventory of existing infrastructure and assets as well as capital needs and capital projects from the Action Plan

Housing Production Plan Update Summary

- Summary of 2022 Housing Production Plan update
- Identifies critical housing needs and market constraints
- Sets goals for meeting needs of various segments of Brewster's population
- Presents strategies for meeting housing goals; regulatory reform, advocacy, local planning, community resources and support

LCP Implementation and Performance Monitoring

- Implementation through Town Boards, departments and community organizations
- Actions prioritized and progress reviewed through the annual Select Board Strategic Plan
- Strategic Plan assigns “responsible parties” and identifies timelines
- Annual reporting on LCP implementation will inform strategic planning and keep the community up to date on progress

THANKS TO ALL!



OCTOBER 12, 2022

- Citizens who participated in the Next Steps survey and reviewed LCP draft
- Town Department heads and staff
- Community organizations
- Town Administration
- Brewster Planning Department
- Tighe and Bond, Consultants